

LEASE AGREEMENT

BETWEEN

ONE BANK STREET LIMITED PARTNERSHIP

AND

MONTGOMERY COUNTY, MARYLAND

DATED: ^{April} ~~March~~ 2, 2007

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LEASE AGREEMENT

THIS AGREEMENT, entered into this 20th day of April, 2007 by and between ONE BANK STREET LIMITED PARTNERSHIP, having an address of c/o McShea & Company, Inc., 100 Lakeforest Blvd., Suite 500, Gaithersburg, Maryland 20877, (hereinafter referred to as "Landlord") and MONTGOMERY COUNTY, MARYLAND, (hereinafter referred to as "the County"). (The Landlord and the County together the "Parties")

WITNESSETH:

In consideration of the rent hereinafter reserved, and the covenants hereinafter contained, the Parties hereto mutually agree as follows:

1. LEASED PREMISES: Landlord does hereby lease and demise unto the County and the County hereby leases from the Landlord the premises comprising Two Thousand Seven Hundred Thirty-Nine (2, 739) square feet of space ("Leased Premises") located on the second floor (Suite 240) of the building known as One Bank Street ("Building"), whose address is One Bank Street, Gaithersburg, Maryland 20877, in its "as-is" condition and as cross-hatched on "Exhibit A" attached hereto and made a part hereof.

2. TERM: The term of this Lease is for five (5) years', commencing on the date the Improvements, defined in Section 8 herein, are substantially completed by Landlord (the "Commencement Date") and expiring on the expiration of the sixtieth (60th) full calendar month thereafter.

3. OPTION TO EXTEND TERM: In accordance with this Lease, the County may extend the Term for one (1) five (5) year period (the "Option Term"), provided that: (1) the County is not in default of any of the provisions of this Lease beyond any applicable

notice and cure periods; (2) the Lease is in full force and effect; (3) the Landlord has not given the County notice of the Landlord's intention to terminate the Lease; and (4) the County gives the Landlord written notice that the County elects to exercise its option to extend the Lease Term at least one hundred and eighty (180) days prior to the end of the Term.

4. RENT: The County shall pay or cause to be paid to the Landlord the annual and monthly amounts listed in the following schedule:

<u>Term</u>	<u>Annual</u>	<u>Monthly</u>
Year 1	\$67,105.50	\$5,592.13
Year 2	\$69,118.67	\$5,759.89
Year 3	\$71,192.22	\$5,932.69
Year 4	\$73,327.99	\$6,110.67
Year 5	\$75,527.83	\$6,293.99
<u>Option Term</u>		
Year 6	\$77,793.67	\$6,482.81
Year 7	\$80,127.48	\$6,677.29
Year 8	\$82,531.30	\$6,877.61
Year 9	\$85,007.24	\$7,083.94
Year 10	\$87,557.46	\$7,296.45

All payments are to be made in advance of the first day of each month, during each lease year, and shall be payable to Landlord, c/o McShea & Company, Inc., 100 Lakeforest Blvd., Suite 500, Gaithersburg, Maryland 20877.

5. REAL ESTATE TAXES:

A. Commencing on the first anniversary of the Commencement Date and every month thereafter, Landlord will forward to the County a statement and copies of paid tax receipts setting forth the amount of Real Estate Taxes (as hereinafter defined) levied or imposed against the Property of which the Leased Premises are a part. The County shall pay, as additional rent, upon receipt of the Landlord's statement and receipts, but in no

event more than thirty (30) days after receipt of Landlord's statement and receipts, any increase in the said Real Estate Taxes over the Real Estate Taxes assessed against the Property of which the Leased Premises are a part during the Base Year. The "Base Year" shall be defined as the period commencing January 1, 2007 and ending on December 31, 2007. The Landlord's statement must contain copies of Real Estate Tax billings for the Base Year as well as the tax year for which the payment is required.

B. The term "Real Estate Taxes" means the County's proportionate share of property taxes and assessments, general and special, levied or imposed by appropriate taxing authorities with respect to the Property as defined below. If the system of real estate taxation is altered or varied or any new tax or levy is levied or imposed by an appropriate taxing authority, the new tax or levy will be included within the term "Real Estate Taxes."

C. The County shall pay to the Landlord said increased taxes as additional rent for the County's proportionate share of the Building, which share is determined to be 8.96% within thirty (30) days after receipt of Landlord's statement. The County proportionate share is computed as follows:

$$\begin{array}{r} 2,739 \text{ square feet leased} \\ \hline 32,790 \text{ Building square feet} \end{array} = 8.96\%$$

6. PARKING: Landlord grants to County, during the full term of this lease, the non-exclusive right, in common with the other tenants of the Building, of 3.5 unassigned surface parking spaces per One Thousand (1,000) square feet of the Leased Premises at no charge to the County.

7. USE: The County covenants and agrees that said Leased Premises shall be used and occupied by the Montgomery County Government as general government offices, and for no other purposes. The County shall have the right to occupy and use the Leased Premises 24 hours a day, seven days a week. Notwithstanding the foregoing, the County

acknowledges and agrees that repairs, hazardous conditions and other circumstances beyond Landlord's control may prevent access to the Common Areas of the Building and to the Leased Premises from time to time. The Landlord shall provide the County with at least thirty (30) days prior written notice of any material change to the Common Areas that will affect the Leased Premises.

8. TENANT IMPROVEMENTS: Landlord shall paint and carpet the entire Leased Premises, remove all existing shelving and built-ins, construct two (2) short walls and install a door in the Leased Premises pursuant to a mutually agreed to space plan as attached hereto and made a part of hereof as Exhibit B.

9. COUNTY PROPERTY DAMAGE AND LIABILITY INSURANCE:

A. The County shall obtain and maintain, during the full term of this Lease, and any extension thereof, a policy of commercial general liability insurance with bodily injury limits of \$200,000 for injury (or death) to one person, \$500,000 per occurrence, and property damage insurance with a limit of \$200,000. The County shall have the right to self-insure. These are the maximum limits of liability for which the Montgomery County Self-Insurance Program is responsible, under the Local Government Tort Claims Act, Ann. Code, Cts & Jud. Proc. Sect. 5-301 et seq. (2002 Repl. Vol) as amended.

B. The County agrees that it will not keep in or upon the Leased Premises any article which may be prohibited by the standard form of fire or hazard insurance policy.

C. The County will indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence upon or at the Leased Premises, or the occupancy or use by County of the Leased Premises or any part thereof, or the County's use of the exterior areas provided by Landlord for the comfort and convenience of County, occasioned wholly or in part, to such extent, by any act or omission of County, its agents, contractors, or employees, excepting claims arising out of

the acts or omissions of the Landlord, the Landlord's agents, and employees. Provided, however, that the Landlord provides notice of claim to the County immediately. The County shall indemnify Landlord against any penalty, damage or charge incurred or imposed by reason of County's violation of any law or ordinance.

D. The County further agrees that all personal property in the Leased Premises shall be and remain at County's sole risk, and Landlord shall not be liable for any damage to or loss of such personal property excepting damage arising out of the acts or omissions of the Landlord, Landlord's agents, contractors or employees.

E. Within thirty (30) days of Landlord's written request, the County shall deliver to Landlord a certificate of insurance evidencing the coverage hereinabove described.

F. Any indemnification given by the County is subject to the notice requirements and damages limitations stated in the Local Government Tort Claims Act, Md. Code Ann., Cts. & Jud. Proc. Sec. 5-301, et seq. (2002 Repl. Vol.) (the "LGTC"); Md. Code Ann. Art. 25A, Sec. 1A (2003 Repl. Vol.); and Md. Code Ann., Cts. & Jud. Proc. Sec. 5-509 (2002 Repl. Vol.), (together the "County Indemnification Statutes"), all as amended from time to time.

10. LANDLORD PROPERTY DAMAGE AND LIABILITY INSURANCE

A. Landlord shall obtain and maintain, during the full term of this Lease, and any extension thereof, a policy of general liability insurance with limits of One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage, including fire legal liability, contractual liability, products and completed operations, personal injury and broad form property damage. Montgomery County shall be named as an additional insured on all liability policies.

B. The Landlord shall provide a Special Form-Causes of Loss Property Policy against loss caused by the perils insured in the amount of One Hundred Percent (100%) of the Landlord's insurable interests of the Building. The policy shall also endorse a demolition clearing clause, extra expense and loss of use coverages with a sublimit of One Million Dollars (\$1,000,000.00) per occurrence. Montgomery County shall be named as a loss payee on such policy.

C. Within thirty (3) days of the County's written request, Landlord shall provide a certificate of insurance evidencing the coverage hereinabove described.

D. Landlord will indemnify County and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property, business interruption and loss of use arising from or out of any occurrence upon or at the Leased Premises, or the occupancy or use by Landlord of the Leased Premises or any part thereof including exterior areas, to such extent, by any negligent act or omission of Landlord, its agents, contractors, or employees, excepting claims arising out of the acts or omissions of the County, the County's agents, and employees. Provided, however, that County provides to Landlord immediate notice of any and all claims under which County will rely on this indemnification. Landlord shall indemnify County against any penalty, damage or charge incurred or imposed by reason of Landlord's violation of any law or ordinance.

11. ACCESS: County will allow Landlord or Landlord's agents to have access to the Leased Premises upon three (3) days notice to County, except in the event of emergency and at all reasonable times for the purpose of inspection or in the event of fire or other property damage, or for the purpose of performing any maintenance and repairs Landlord may consider necessary or desirable; or for the Landlord to show the Leased Premises to prospective tenants during the twelve (12) months preceding expiration of the Lease Term and to prospective purchasers and mortgagees at all reasonable times upon reasonable notice to County; provided, however, Landlord shall not interfere with the

County's use of the Leased Premises. Landlord shall provide controlled access to the front entrance of the Building and at least one elevator after normal Building hours.

12. SERVICES: Landlord, at Landlord's expense, shall provide full service maintenance including but not limited to all utilities for normal office use maintenance and repairs and trash removal within the Leased Premises. Landlord, at Landlord's expense, shall provide janitorial services within the Leased Premises, after 6:00 P.M., Monday through Friday and Saturday after 1:00 P.M. Landlord shall be responsible for cleaning the common area and the outside Building areas including sidewalks, walkways, and pavement areas, keeping same free and clear of snow and ice. The Landlord shall also provide trash receptacles in the Building and an area for recycling. The Landlord shall also make all necessary maintenance, repairs and replacements to all roof water protection, including the roof, flashing, gutters, downspouts, and roof drains, all exterior walls, interior columns, windows, interior concrete slabs, and the foundation.

A. Maintenance and Repairs – Emergencies: In the event Landlord fails to provide emergency maintenance and repair with dispatch and due diligence appropriate to the condition after notice from the County, then County shall have the right but not the obligation to correct these problems and be reimbursed the reasonable cost thereof by Landlord.

B. Maintenance and Repairs – Routine: In the event Landlord fails to commence to correct routine maintenance and repair problems in the Leased Premises within twenty (20) days after notification of same by the County, County shall have the right but not the obligation to correct these problems, and be reimbursed the reasonable cost thereof by Landlord.

If Landlord, at any time during the Lease Term, shall default in any material respect the performance or observance of any obligation on Landlord's part to be performed or observed pursuant to Articles 8 and 9 of the Lease, and shall not cure such default within thirty (30) days after receipt of written notice thereof from County (or shall not within said

period commence to cure such default and thereafter prosecute the curing of such default to completion with due diligence), then, provided County is not then in default under the Lease, beyond applicable notice and grace periods, County may, at its option, but is under no obligation to so act, cure such default, and Landlord agrees to reimburse County the amounts reasonably incurred by County in so doing within a reasonable period of time agreed to by both County and Landlord; provided that County shall not undertake maintenance, repairs and/or replacements to any structural element of the Building or the roof thereof or to any Building service equipment or system which serves or may affect any space in the Building other than the Leased Premises. Notwithstanding the foregoing, in no event shall County be entitled to set-off or deduct any amounts incurred by County hereunder against the Annual Base Rent due under the Lease. A default of performance or observation of any obligation under Paragraphs 9, 10, 11, and 12 of the Lease if not cured as provided above can, at the option of County and after notice is given, be considered a default of the Lease and County shall have those rights prescribed under Paragraph 18 below.

13. HVAC: Landlord agrees to maintain the existing heating, ventilation and air conditioning system. Landlord shall endeavor to keep the air conditioning and heating balanced as to provide a temperature range between 68 and 78 degrees. Landlord shall, during emergencies, change these temperature guidelines in accordance with Federal, State and local requirements. Landlord agrees to provide heating and air conditioning to the Leased Premises during those seasons of the year when such services are required, from 8:00 am until 6:00 pm, Monday through Friday and from 8:00 am until 1:00 pm on Saturdays, exclusive of legal County, State or Federal holidays. The County shall have the right to pay for additional hours of HVAC during the hours that such services are not provided under this Lease for the Leased Premises. The rate of such service shall be at Landlord's standard charge, as determined by Landlord from time to time, in Landlord's sole discretion, for after hours HVAC and shall be subject to future increases. The County shall provide the Landlord written notice of its need for such additional use at least three (3) days prior to the need of such additional use.

14. ALTERATIONS, ADDITIONS AND IMPROVEMENTS:

A. County will not make any alterations, additions, or improvements of any kind to the Leased Premises without the Landlord's written consent, which consent shall not be unreasonably withheld, conditioned or delayed. County shall provide Landlord with plans and specifications of said work. County agrees to reimburse Landlord for all costs incurred by Landlord in reviewing County's proposed changes or additions and improvements and provided further that, in order to protect the functional integrity of the Building, Landlord shall have the right to approve County's contractor, and such approval shall not be unreasonably withheld. Upon receipt of Landlord's written approval of the County's plans and specifications, County may proceed to perform the work at County's expense, or at County's option, County may request that Landlord perform said work at County's expense. County shall pay for any work performed by Landlord on County's behalf after inspection by County and within thirty (30) days from the submission of an invoice by Landlord for work reasonably approved by County, as additional rent hereunder.

B. All alterations, additions, or improvements made by either of the Parties upon the Leased Premises shall become the property of the Landlord and shall remain upon and be surrendered with the Leased Premises upon the termination of this Lease unless Landlord requires County to remove such property at the time Landlord approves installation of such improvements. County shall, with Landlord's written consent, which shall not be unreasonably withheld, conditioned or delayed, have the right to install any furniture or office machinery necessary in the conduct of its business within the Leased Premises, and the same shall remain the property of the County, and shall be removed by County upon the termination of this Lease.

C. Landlord will not approve any construction, alterations or additions requiring unusual expense to readapt the Leased Premises to normal office use upon Lease termination or increase the cost of construction, insurance or taxes on the Building or of Landlord's services called for by this Lease unless County first gives assurances acceptable to Landlord that such re-adaptation will be made prior to Lease termination without expense to Landlord and makes provisions acceptable to Landlord for payment of such increased cost. All changes and additions shall be part of the Building except such items as

by writing at the time of approval the Parties agree shall be removed by County upon termination of this Lease.

15. NOTICE OF DEFECTS: The County shall provide Landlord with prompt notice of accidents on or damages to the structure, equipment, or fixtures of the Leased Premises, or notice of need for repairs in the roof, plumbing, electric and heating systems, to be remedied by Landlord in accordance with the terms of this Lease, of which the County has actual knowledge of having occurred.

16. ASSIGNMENT AND SUBLEASING: The County shall not assign this Lease. However, it shall not be considered an assignment of this Lease or a sublease of the Leased Premises if the County introduces a different agency of the County government as an occupant of the Premises, or otherwise modifies its use of the Premises, provided that any such modification of the County's permitted use shall nevertheless be subject to the Landlord's consent in accordance with other related provisions of this Lease.

17. COUNTY'S COVENANTS: The County covenants and agrees:

A. To pay the rent as provided in the Lease to Landlord and until the Lease expiration date or until possession is redelivered to Landlord, if this occurs after the Lease expiration date.

B. Not to strip or overload, damage or deface the Leased Premises or hallways, stairways, elevators or other approaches thereto.

C. Not to suffer or permit any trade or occupation to be carried on or use made of the Leased Premises which shall be unlawful, noisy, offensive or injurious to any person or property, or such as to increase the danger of fire or make void or voidable any insurance on said Building, in Landlord's concern to maintain the first-class business (non-medical, non-lab) nature of the Building.

D. Not to move any furniture or equipment into or out of the Leased Premises without Landlord's consent thereto, which consent shall not be unreasonably withheld.

E. Not to place upon the interior or exterior of the Building or any window or other part thereof or door of the Leased Premises any placard, sign, covering or drapes, except such and in such place as shall have been first approved by Landlord, which approval shall not be unreasonably withheld. To remove, at County's expense, any changes, additions, signs, curtains, blinds, shades, awnings, aerals, flag poles, or the like not consented to in writing.

F. To conform to all rules and regulations from time to time established by appropriate insurance rating organizations, and to all reasonable rules and regulations from time to time established by Landlord. Any rules and regulations provided by Landlord, other than as set forth in the Lease, must be in writing and shall not be effective until thirty (30) days after receipt of notice by the County of such new rule or regulation.

G. To keep the Leased Premises equipped with all safety appliances required by law or ordinance or any other regulation of any public authority because of any use made by County and to procure all licenses and permits so required because of such use and, if requested by Landlord, to do any work so required because of such use, it being understood that the foregoing provisions shall not be construed to broaden in any way County's Permitted Use.

H. To keep all of County's employees working in the Leased Premises covered by worker's compensation insurance in statutory amounts and to furnish Landlord with a current certificate thereof. County reserves the right to self-insure.

18. DESTRUCTION OF LEASED PREMISES: In the event of damage or destruction of the Leased Premises by fire or any other casualty, this Lease shall not be terminated, but the Leased Premises shall be promptly and fully repaired and restored as the case may be by the Landlord to the extent of Landlord's insurance proceeds provided

such repair and or restoration returns the Leased Premises to substantially the condition prior to such damage or destruction. Due allowance, however, shall be given for reasonable time required for adjustment and settlement of insurance claims, and for such other delays as may result from government restrictions, and controls on construction, if any, and for strikes, national emergencies and other conditions beyond the control of the Landlord. It is agreed that in the event of damage or destruction, this Lease shall continue in full force and effect, except for abatement of rent as provided herein. If the condition is such as to make the entire Leased Premises "Untenantable", then the rental which the County is obligated to pay hereunder shall abate as of the date of the occurrence until the Leased Premises have been fully restored by the Landlord. Any unpaid or prepaid rent for the month in which said condition occurs shall be prorated and credited or paid to the appropriate party. If the Leased Premises are partially damaged or destroyed, then during the period that County is deprived of the use of the damaged portion of said Leased Premises, County shall be required to pay rental prorated to reflect that portion of the Leased Premises which continues to be "Tenantable" and appropriate for County's use. Landlord will proceed at its expense and as expeditiously as may be practicable to repair the damage. Notwithstanding any of the foregoing, in the event of substantial damage or destruction, and Landlord should decide not to repair or restore the Leased Premises or the Building, in which event and at Landlord's sole option, Landlord may terminate this Lease forthwith, by giving County a written notice of its intention to terminate within sixty (60) days after the date of the casualty. No compensation, or claim, or diminution of rent other than as described above will be allowed or paid, by Landlord, by reason of inconvenience, annoyance, or injury to business, arising from the necessity of repairing the Leased Premises or any portion of the Building of which they are a part.

19. DELIVERY OF THE LEASED PREMISES: County covenants at the expiration or other termination of this Lease, to remove all goods and effects from the Leased Premises not the property of Landlord, and to yield to Landlord the Leased Premises and all keys, locks and other fixtures connected therewith (except trade fixtures and other fixtures belonging to County), in good repair, order and condition in all respects,

reasonable wear and use thereof and damage by fire or other casualty and damage from any risk for which County is not herein expressly made liable excepted.

20. DEFAULT:

A. By County: In the event that rent, or any installment thereof, shall remain unpaid after it becomes due and payable, for ten (10) days after written notice to the County for same, or if County or County's assigns shall fail or neglect to keep and perform each and every one of the terms of this Lease, and such failure or neglect continues for more than thirty (30) days (or such period as may reasonably be required to correct the default with exercise of due diligence,) after written notice to County from the Landlord specifying the default, then at the option of the Landlord, the Landlord and his assigns may proceed to recover possession under the laws of the State of Maryland. Landlord may also pursue any rights and remedies available for such default under the laws of the State of Maryland.

B. By Landlord: In the event that the Landlord or his assigns shall fail or neglect to keep and perform each and every one of the covenants, conditions, and agreements contained herein, and such failure or neglect is not remedied within thirty (30) days (or such period as either otherwise provided herein on as may reasonably be required to correct the default with exercise of due diligence) after written notice from the County or his assigns specifying the default, then the County or his assigns, at County's option, may pursue any and all legal remedies available. It is understood, however, that Landlord shall be entitled to notice, hearing and opportunity to cure or contest any claimed violations of the foregoing as to the full extent provided by federal, state or local law.

C. No default as hereinbefore provided shall be deemed complete unless at the time Landlord or County seeks to take any action based upon such alleged default the same shall remain uncured by the defaulting party.

21. HOLDOVER: If County shall hold possession of the Leased Premises after the expiration or termination of this Lease, at Landlord's option (i) County shall be deemed

to be occupying the Leased Premises as a Tenant from month to month, during which time either party may terminate this Lease on thirty (30) days written notice, and will be otherwise subject to all of the terms and conditions of this Lease except that County shall pay an amount (on a per month basis without reduction for partial months during the holdover) equal to 150% of the sum of the Rent and additional rent due for the period immediately preceding the holdover. No holdover by County or payment by County after the termination of this Lease shall be construed to extend the Term or prevent Landlord from immediate recovery of possession of the Leased Premises by summary proceedings or otherwise. If Landlord is unable to deliver possession of the Leased Premises to a new tenant or to perform improvements for a new tenant as a result of County's holdover, after thirty (30) days written notice to the County and the County's failure to vacate the Leased Premises, the County shall be liable for all damages that Landlord suffers from the holdover.

22. QUIET POSSESSION: Contingent on the performance of all covenants, conditions and agreements herein contained to be performed on the County's part, the County shall at all times during the term of this Lease have the peaceable and quiet enjoyment and possession of the Leased Premises for the purposes herein cited.

23. STATUTORY PROVISIONS: It is understood, agreed and covenanted by and between the Parties that the Landlord and County, as their interests may appear and at their respective expense, will promptly comply with, observe and perform all of the requirements of all applicable Federal, State, County and Local statutes, ordinances, rules, orders and regulations in effect during the Lease Term.

24. WAIVER: The waiver at any time by the Landlord or County of any particular covenant or condition of this Lease shall extend to the particular case only, and for the particular time and in the particular manner specified, and such waiver shall not be construed or understood as waiving any further or other rights of any character whatsoever. No endorsement or statement on any check or letter accompanying a check for payment of rent shall be deemed an accord and satisfaction, and Landlord may accept such check or

payment without prejudice to Landlord's right to recover the balance of such rent or to pursue any other remedy provided in this Lease.

25. NON-DISCRIMINATION: Landlord agrees to comply with the non-discrimination policies in County contracts as required by Section 11B-33 and Section 27 of the Montgomery County Code 2004, as amended, as well as all other applicable state and federal laws and regulations regarding employment discrimination. The Landlord assures the County that in accordance with applicable law; it does not, and agrees that it will not discriminate in any manner on the basis of race, color, religious creed, sex, martial status, national origin, ancestry, disability, sexual orientation or genetic status.

26. NON-APPROPRIATION: This Lease is subject to the appropriation of funds. If funds are not appropriated, for any reason whatsoever, the Lease will automatically terminate on July 1 of the calendar year which the County does not appropriate funds. County shall give Landlord at least thirty (30) days written notice of the lack of appropriation. The County shall not make or be entitled to any claim for reimbursement of any kind, whether for improvements or prepaid items.

27. CONTRACT SOLICITATION: Landlord represents that it has not retained anyone to solicit or secure this Lease from Montgomery County, Maryland, upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for bona fide employees or bona fide established, licensed commercial selling or leasing agencies maintained by the Landlord for the purpose of securing business or an attorney rendering professional legal service consistent with applicable canons of ethics.

28. PUBLIC EMPLOYMENT: Landlord understands that unless authorized under Chapter 19A and Section 11B-52 of the Montgomery County Code 2004, as amended, it is unlawful for any person transacting business with Montgomery County, Maryland, to employ a public employee for employment contemporaneous with his or her public employment.

29. CONDEMNATION: In the event that the Leased Premises, or any part thereof, or more than twenty-five percent (25%) of the Building of which the Leased Premises are a part is taken or condemned for public use or purpose by any competent authority, County shall have no claim against the Landlord and shall not have any claim or right to any portion of the amount that may be awarded as damages or paid as a result of any such condemnation; and all rights of the County to damages therefore, if any, are hereby assigned by the County to the Landlord. Upon such condemnation or taking, the term of this Lease shall cease and terminate from the date of such governmental taking or condemnation and the County shall have no claim against the Landlord for the value of any unexpired term of this Lease. The foregoing notwithstanding, County shall be entitled to claim, prove and receive in the condemnation proceedings such awards as may be allowed for relocation expenses and for fixtures and other equipment installed by County which shall not, under the terms of this Lease, be or become the property of Landlord at the termination hereof, but only if such an award is made by condemning authorities in addition to and stated separately from the award made for the land and the Building or parts thereof so taken.

30. GENERAL PROVISIONS:

A. Entire Agreement: It is further understood and agreed that this instrument contains the entire agreement between the Parties hereto and shall not be modified in any manner except by an instrument in writing duly executed by the Parties hereto.

B. Rights and Remedies: In addition to any and all rights and remedies specifically mentioned in this Lease, Landlord and County shall have all rights and remedies granted by Law or in equity. Resort to one remedy shall not be construed as a waiver of any other remedy. Failure by Landlord or County to resort to any or all of their respective rights or remedies shall not be considered to be a waiver of such rights or remedies, nor to be acquiescence of any party in any action or default.

C. Governing Law: The provision of this Lease shall be governed by the laws of the State of Maryland. If any term of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such term shall not be affected thereby.

31. SUBORDINATION: Landlord shall have the absolute right to encumber the Leased Premises set forth in this Lease and the Lease, at the option of Landlord, shall be subordinate to such encumbrance or encumbrances. County agrees to sign acceptable and appropriate papers for subordination within twenty (20) business days after Landlord's written request, provided such subordination shall be upon the express condition that the Lease shall be recognized by the holder of the encumbrance and the rights of County shall remain in full force and effect during the initial Lease term or any extension thereof. In the event of a sale or transfer of the title to the aforesaid land and premises, any transferee shall be entitled to have this Lease subordinated to the lien and effect of any first deed of trust or mortgage to secure purchase money. The County agrees to execute subordination documents stating that the Lease is subordinated subject to the conditions in this Paragraph.

This Lease is subject and subordinate to all prior recorded encumbrances on the Property. In addition to or instead of a subordination agreement, the Landlord or the Landlord's successor in interest of transfer may request the County execute an Estoppel Certificate in the form attached as Exhibit C and made a part of this Lease and the County agrees to return such Estoppel Certificate within thirty (30) days after the written request from Landlord.

32. BENEFIT AND BURDEN: The provisions of this Lease shall be binding upon, and shall inure to the benefit of the Parties hereto and each of their respective representative, successors and assigns.

33. WAIVER OF JURY TRIAL: Should any controversy arise by and between the Parties concerning any of the terms and conditions contained in this Lease, or the payment of monies due hereunder, each of the Parties hereby knowingly, voluntarily and

intentionally waives its right to a jury trial and freely elects to be tried by a court of competent jurisdiction without a jury in the State of Maryland where the Leased Premises is located.

34. SIGNAGE: The Landlord shall provide a listing in the Building Directory and a Building standard suite sign at Landlord's sole cost and expense.

35. MAIL NOTICES: All notices required or desired to be given hereunder by either Party to the other shall be given certified or registered mail, postage prepaid, or sent by facsimile addressed to Landlord or County respectively. Notice to the respective Parties shall be addressed as follows:

LANDLORD:

c/o McShea & Company, Inc.
100 Lakeforest Blvd., Suite 500
Gaithersburg, Maryland 20877
Attn: Laurie Craft, President

COUNTY:

Montgomery County, Maryland Department of Public Works and Transportation
Office of Real Estate
101 Monroe Street, 10th Floor
Rockville, Maryland 20850
Attn: Director of Real Estate

With a copy that does not constitute a notice:

Office of the County Attorney for Montgomery County Maryland
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850
Attn: County Attorney

36. LIMITATION OF LANDLORD'S LIABILITY. In consideration of the benefits accruing hereunder, the County and all successors and assigns of County covenant and agree that, except in cases of gross negligence showing reckless disregard or criminal

behavior by Landlord, in the event of any actual or alleged failure, breach or default hereunder by Landlord: (a) the sole and exclusive remedy shall be against the interest of Landlord in the Building; (b) neither Landlord nor (if Landlord is a partnership) any partner of Landlord nor (if Landlord is a corporation) any shareholder of Landlord shall be personally liable with respect to any claim arising out of or related to this Lease; (c) no partner or shareholder of Landlord shall be sued or named as a party in any suit or action (except as may be necessary to secure jurisdiction of Landlord); (d) no service of process shall be made against any partner or shareholder of Landlord (except as may be necessary to secure jurisdiction of Landlord); (e) any judgment granted against any partner or shareholder of Landlord may be vacated and set aside at any time as if such judgment had never been granted; and (f) these covenants and agreements are enforceable both by Landlord and also by any partner or shareholder of Landlord.

37. TRANSFER OF THE BUILDING. In the event of the sale or other transfer of Landlord's right, title and interest in the Leased Premises or the Building (except in the case of a sale-leaseback financing transaction in which Landlord is the lessee), Landlord shall transfer and assign to such purchaser or transferee all amounts of pre-paid Annual Rent, and Landlord thereupon and without further act by either party hereto shall be released from all liability and obligations hereunder derived from this Lease arising out of any act, occurrence or omission relating to the Leased Premises or this Lease occurring after the consummation of such sale or transfer, provided that the transferee shall assume all of Landlord's obligations hereunder from the date of such transfer. Tenant shall have no right to terminate this Lease nor to abate Rent nor to deduct from, nor set-off, nor counterclaim against Rent because of any sale or transfer (including, without limitation, any sale-leaseback) by Landlord or its successors or assigns. Upon any sale or other transfer as above provided (other than a sale-leaseback), or upon any assignment of Landlord's interest herein, it shall be deemed and construed conclusively, without further agreement between the parties (however, contingent on notice being given in accordance with the provisions of this Lease being adhered to), that the purchaser or other transferee or assignee has assumed and agreed to perform the obligations of Landlord thereafter accruing.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be properly executed.

WITNESS:

LANDLORD:

One Bank Street Limited Partnership, a
Maryland limited partnership

By: Thomas G. McShea

By: Thomas G. McShea
Title: President
McShea & Co, Inc. its
Managing GP

WITNESS:

TENANT:

MONTGOMERY COUNTY

By: Rebecca S. Demaruk

By: Timothy L. Firestine
Timothy L. Firestine
Chief Administrative Officer

Date: 4/2/2007

APPROVED AS TO FORM AND
LEGALITY OFFICE OF THE
COUNTY ATTORNEY

RECOMMENDED

By: Gileen J. Brennan
Associate County Attorney

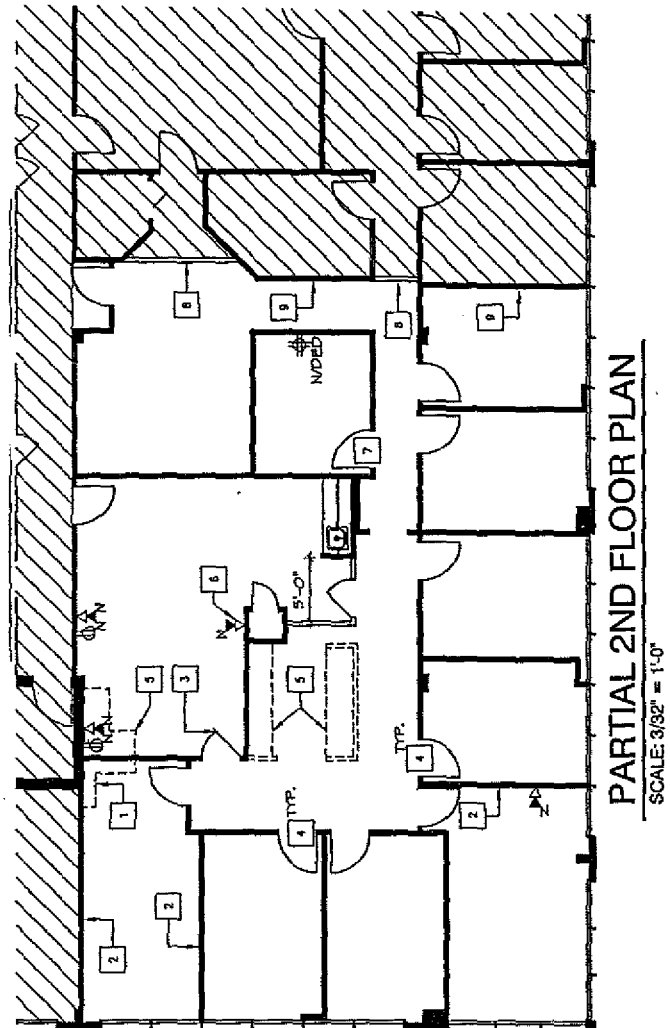
By: Cynthia Brennan
Cynthia Brenneman, Director
Office of Real Estate

Date: 3/28/2007

Date: 3/28/07

EXHIBIT A

LEASED PREMISES



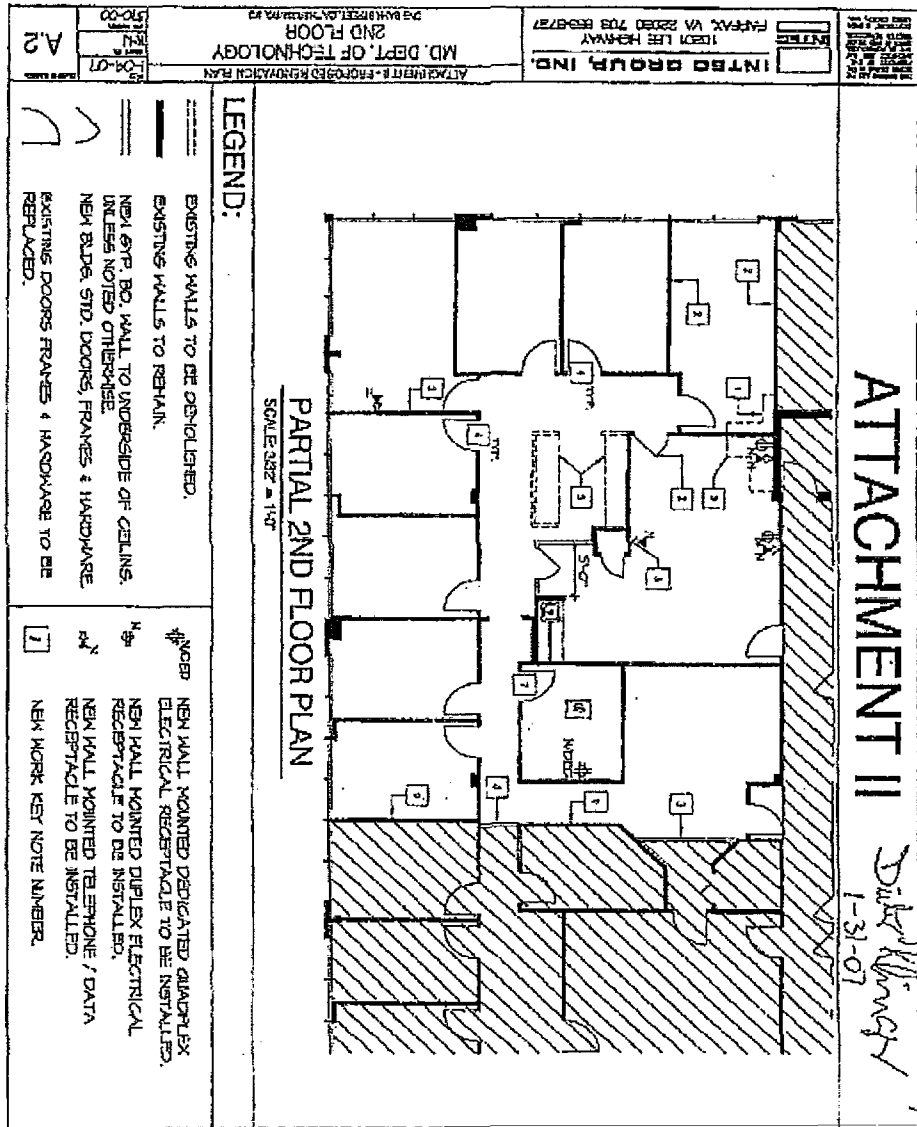
INTEC GROUP, INC.
 10201 LEE HIGHWAY
 FAIRFAX, VA 22030 703 869-9737

ATTACHMENT II - PROPOSED RENOVATION PLAN
 MD. DEPT. OF TECHNOLOGY
 2ND FLOOR
 ONE BANK STREET, GAITHERSBURG, MD

EXHIBIT B

TENANT'S IMPROVEMENTS

INCLUDES ATTACHMENTS II AND III



ATTACHMENT III

John A. Weir 2/10/07
Duke Klinge
 1-31-07

PLAN NOTES:

- | | |
|--|--|
| <p>1 REMOVE EXISTING BOOKCASES.</p> <p>2 REMOVE EXISTING CHAIR RAIL & EXISTING WALLCOVERING.</p> <p>3 PROVIDE NEW BLDG. STD. DOOR WITH PASSAGE LEVER SET. EXISTING DOOR FRAME AND HINGES TO BE REUSED.</p> <p>4 REMOVE EXISTING DOOR LEVERSET AND/OR LOCKSET. PROVIDE NEW BLDG. STD. PASSAGE SET. TYPICAL AT ALL EXISTING DOORS.</p> <p>5 REMOVE EXISTING COUNTER AND BASE CABINETS.</p> <p>6 MOUNT NEW TELE/DATA RECEPTACLE AT 6'-6" AFF.</p> | <p>7 REPLACE EXISTING LEVERSET WITH NEW LEVER LOCKSET.</p> <p>8 NEW PARTITION SLAB TO SLAB.</p> <p>9 EXTEND EXISTING WALL TO SLAB ABOVE.</p> <p>10 NEW BUILDING STITCHED VINYL FLOORING.</p> |
|--|--|

GENERAL NOTES:

ENTIRE SUITE WILL RECEIVE NEW BUILDING STANDARD CARPET THROUGHOUT, UNLESS NOTED OTHERWISE.

ENTIRE SUITE WILL RECEIVE NEW BUILDING STANDARD VINYL COVE BASE THROUGHOUT, UNLESS NOTED OTHERWISE.

ALL WALLS WILL RECEIVE BUILDING STANDARD FLAT WALL PAINT.

ALL NEW DOORS WITHIN SUITE WILL BE SUITE STANDARD AND MATCH EXISTING DOOR SIZE AND FINISH OF DOORS SCHEDULED TO REMAIN.

ALL DOORS SHALL HAVE NEW BLDG. STD. LEVER PASSAGE SET HARDWARE, UNLESS NOTED OTHERWISE.

EXISTING CEILING GRID AND ACOUSTICAL PANELS WILL REMAIN. DAMAGED AND MISSING COMPONENTS WILL BE REPLACED. NEW COMPONENTS SHALL MATCH EXISTING.

EXISTING LIGHTS WILL BE REUSED. CLEAN AND RELAMP. REPAIR OR REPLACE ANY BROKEN OR MISSING COMPONENTS. NEW COMPONENTS SHALL MATCH EXISTING.

EXISTING ELECTRICAL AND DATA/TELEPHONE OUTLETS ARE TO REMAIN AND ARE NOT SHOWN IN THE PLAN. ALL NEW ELECTRICAL AND DATA/TELEPHONE OUTLETS ARE SHOWN IN THE PLAN (LOCATED 18" AFF. UNLESS NOTED OTHERWISE).

DATA/TELEPHONE OUTLET WORK BY LANDLORD WILL BE LIMITED TO PROVIDING A RING & STRING IN THE WALL. ALL OTHER DATA/TELEPHONE WORK WILL BE UNDERTAKEN BY THE TENANT.

CONTRACTOR SHALL MODIFY LIGHTING, SWITCHING, HVAC AND SPRINKLER SYSTEM TO REFLECT NEW PLAN.

CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR NEW FIRE ALARM EXTENDER PANEL & ASSOCIATED VISUAL ALARMS.

INTERIOR ARCHITECT
 10801 LEE HIGHWAY
 FARMAN, VA 22009 703 800-0707

ATTACHMENT III - PLAN NOTES AND GENERAL NOTES
 MD. DEPT. OF TECHNOLOGY
 2ND FLOOR
 DEPARTMENT OF TECHNOLOGY, 49

FOR 01
 100-01
 100-01
 A.3

EXHIBIT C
ESTOPPEL CERTIFICATE

TENANT ESTOPPEL CERTIFICATE

To: _____, its successors and/or assigns ("Lender")
_____, its successors and/or assigns ("Purchaser")

Re: Property Address: _____ ("Property")
Lease Date: _____
Between _____ ("Landlord") and
Montgomery County, Maryland ("Tenant")
Square Footage Leased: _____
Suite No./Floor: _____ ("Premises")

Landlord has requested that Tenant provide Landlord with an estoppel certificate as permitted from time to time under the terms of the above-referenced lease ("Lease"). Tenant hereby acknowledges the following:

- (1) The Lease, which includes the Lease and all amendments to the Lease attached as Exhibit "A", is a true, correct, and complete copy of the Lease, as amended; is in full force and effect; and has not been modified, supplemented, or amended in any way other than in writing attached as part of Exhibit A. The Lease as amended in Exhibit A represents the entire agreement between the Landlord and Tenant as to the Premises or any part of the Premises.
- (2) The Lease Term commenced on _____, and terminates on _____. The Lease provides for _____ renewal/extension option(s) of _____ (months/years) each. Tenant has exercised _____ renewal/extension options on the date that this Certificate is issued by Tenant.
- (3) The amount of fixed monthly rent is \$ _____; the monthly common area or other charges are \$ _____. The base year for operating expenses and real estate taxes, as defined in the Lease, is calendar year 200__.
- (4) Tenant paid no security deposit under the terms of the Lease. Tenant has paid rent for the Premises through _____, 200__.
- (5) Tenant currently occupies the Premises.
- (6) All work to be completed by Landlord for the Tenant prior to occupancy has been performed as required and has been accepted by the Tenant (if not, specify what punch list or other items remain to be completed, and the amount budgeted for completion; and any payments, free rent, or other payments, credits, allowances or